

Memorandum

City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk
From: Devin S. Smith, Manager – Neighborhood Response Division
CC: File
Date: September 5, 2007
Re: **REVISED:** Report of Expenses for the abatement of Vacant or Abandoned Building at 1320 S. Las Vegas Boulevard - Ward 3 (Reese)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Vacant or Abandoned Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing any windows, doors and/or openings that were open and accessible, removing all refuse, waste (including all windblown trash and debris, paper, plastic, bottles, clothing, etc), cutting back or removing overgrown vegetation, removing graffiti (all posted advertisements, etc), all signage from property to include "Aloha Laundry" sign located on south side parking lot, and posting No vehicles, No Trespassing, No Dumping signs on site. The abatement was completed by C. W. Enterprises on July 10, 2007 at a cost of \$2,800.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Board/Secure (Doors/Windows/Openings – paint all boards to match structure)	\$800.00
Refuse/waste/trash/debris removal (including furniture, wood, paper, plastic containers, toys, household items, etc)	\$400.00
Graffiti Removal: Remove all posted advertisements, etc	\$600.00
Vegetation removal (dry/dead/overgrown)	\$400.00
Remove all signage from property to include "Aloha Laundry" sign located on south side parking lot	\$400.00
Post No Vehicles, No trespassing, and No Dumping signs	\$200.00
AMOUNT DUE:	\$2,800.00
Administrative Processing Fee:	\$420.00
Sub-Total:	\$3,220.00
Reinspection Fees (w/late fees):	\$774.00
Civil Penalties:	\$2,450.00
Boarded Building Certificate:	\$864.00
TOTAL AMOUNT DUE:	\$7,308.00
OWNER OF RECORD:	L V FLATIRON LLC
PROPERTY ABATED:	1320 S. LAS VEGAS BOULEVARD
ASSESSOR PARCEL:	162-03-201-001
LEGAL DESCRIPTION:	PT SE4 NW4 SEC 03 21 61

DSS:jl